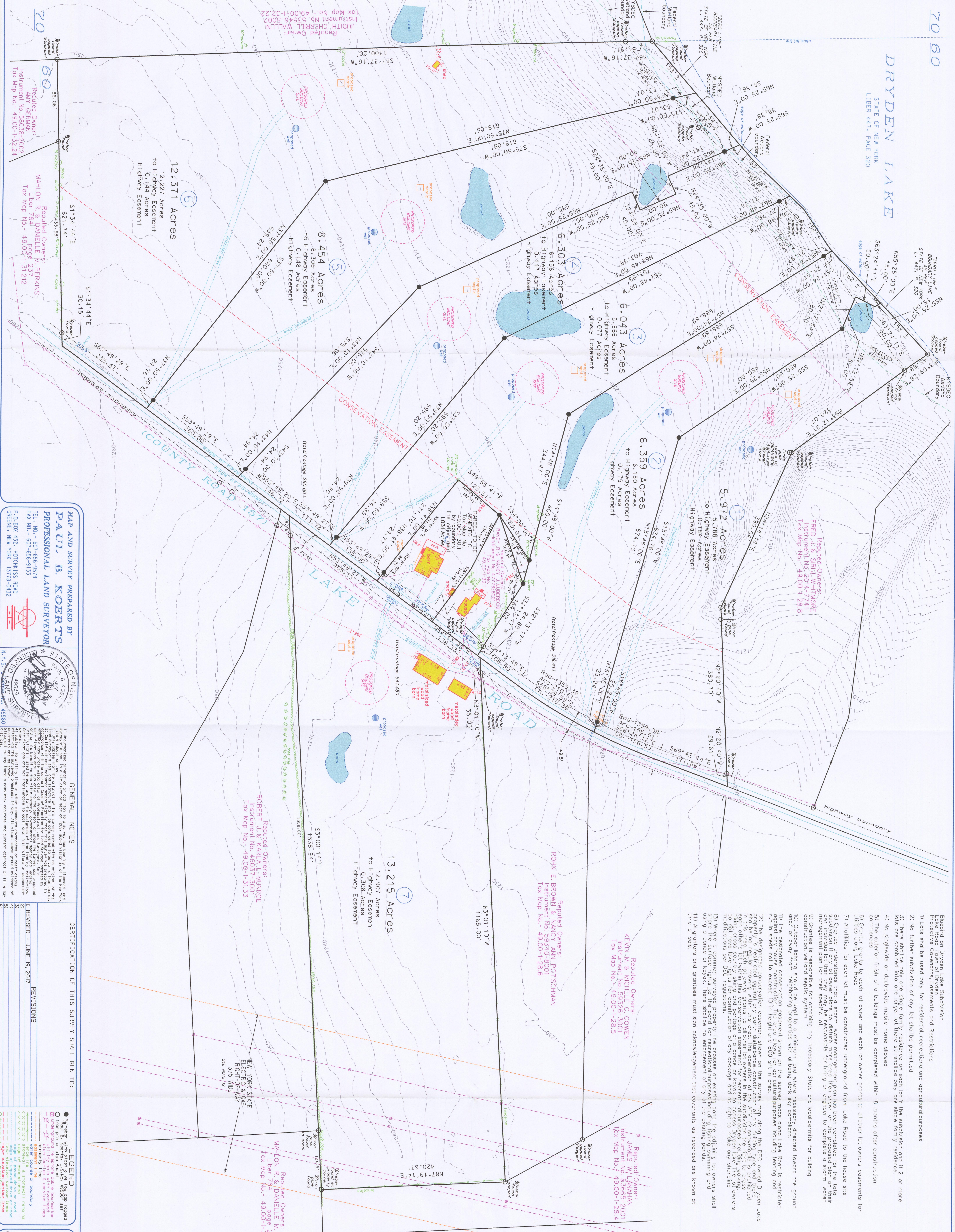
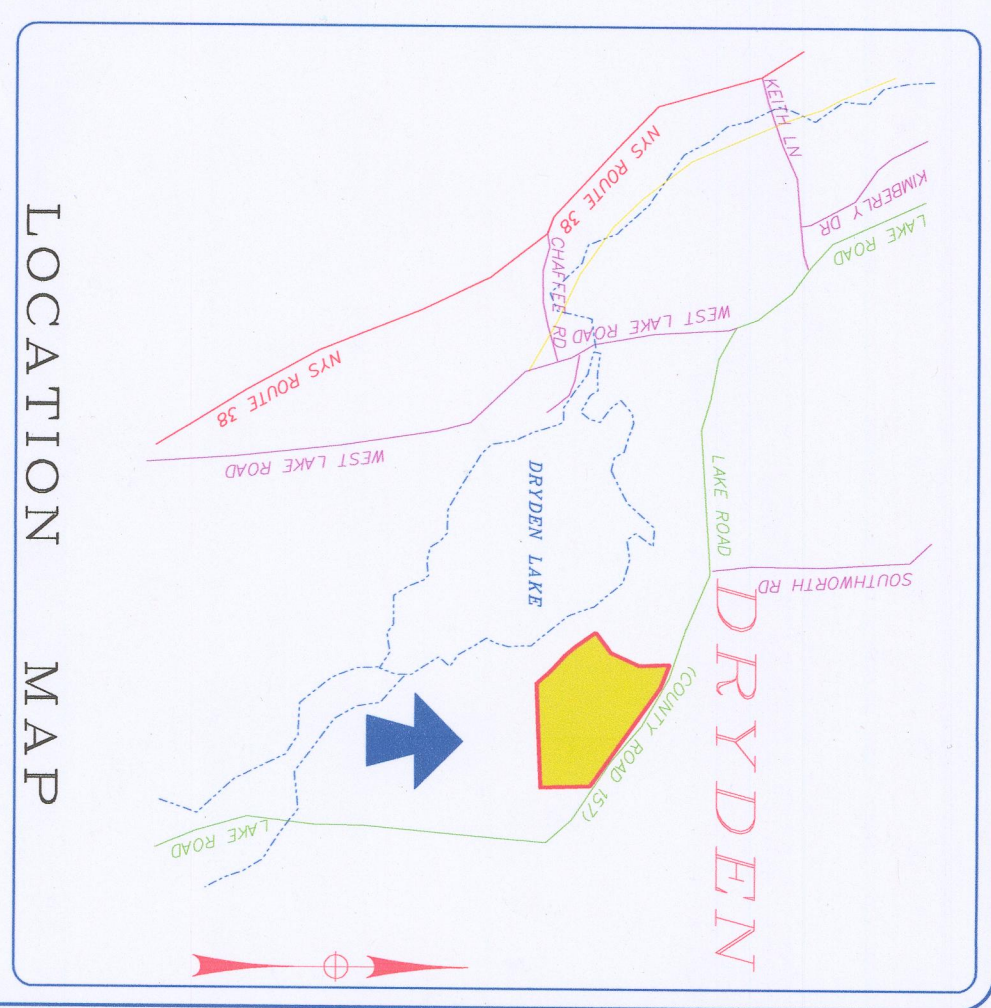


DRYDEN LAKE

STATE OF NEW YORK
LIBER 447, PAGE 320



- Based on Dryden Lake Subdivision Lake Road Town of Dryden Protective Covenants, Easements and Restrictions
- 1) Lots shall be used only for residential, recreational and agricultural purposes
 - 2) No further subdivision of any lot shall be permitted
 - 3) There shall be only one single family residence on each lot in the subdivision and if 2 or more lots are combined into one other lot there shall be only one single family residence
 - 4) No singlewide or doublewide mobile home allowed
 - 5) The exterior finish of buildings must be completed within 18 months after construction commences
 - 6) Grantor grants to each lot owner and each lot owner grants to all other lot owners easements for utilities along Lake Road
 - 7) All utilities for each lot must be constructed underground from Lake Road to the house site
 - 8) Grantor understands that a storm water management plan has been completed for the total subdivision, if any lot owner plans to disturb more area than shown on the proposed plan on their subdivision, they shall be responsible for hiring an engineer to complete a storm water management plan for their specific lot
 - 9) Grantor is responsible for obtaining any necessary State and local permits for building construction, wellhead septic system
 - 10) Outdoor lighting should be kept to a minimum and where necessary directed toward the ground and/or away from neighboring properties with albedo dark sky compliant.
 - 11) The designated conservation easement shown on the survey maps along Lake Road is restricted against any house construction. The area along for agricultural purposes including fencing and against any house construction. The area along for agricultural purposes including fencing and against any house construction.
 - 12) The designated conservation easement shown on the survey maps along the DEC owned Dryden Lake property is restricted against any house construction. The area along for agricultural purposes including fencing and against any house construction. The area along for agricultural purposes including fencing and against any house construction.
 - 13) Where a common surveyed property line crosses an existing pond the adjoining lot owners shall share the surface rights to the pond for recreational purposes including fishing, swimming and boating.
 - 14) All grants and easements must sign acknowledgement that covenants as recorded are known at time of sale.



TRUE NORTH
at 76.35 meridian
of West Longitude

NOTES:

- 1) Horizontal Datum is NAD 1983
- 2) Vertical Datum is NAVD 1988
- 3) 2" LAR Elevation contour lines.
- 4) REFERENCE MAP - "Map of Orange Street, 130, Lake Road Town of Dryden, Tompkins County, New York, dated August 8, 2005.
- 5) REFERENCE MAP - "Subdivision Plat Showing Proposed Subdivision of Dryden, Tompkins County, New York, dated July 12, 2007, filed in the Tompkins County Clerk's Office on August 14, 2007.
- 6) REFERENCE MAP - "Survey for Maple Ridge, Part of Lot 60, on filed in the Tompkins County Clerk's Office on August 14, 2007.
- 7) REFERENCE MAP - "Survey for Maple Ridge, Part of Lot 60, on filed in the Tompkins County Clerk's Office on August 14, 2007.
- 8) REFERENCE MAP - "Map of Orange Street, 130, Lake Road Town of Dryden, Tompkins County, New York, dated August 8, 2005.
- 9) REFERENCE MAP - "Survey for Maple Ridge, Part of Lot 60, on filed in the Tompkins County Clerk's Office on August 14, 2007.
- 10) 60 Deeds Military Lot Number in the Town of Dryden.
- 11) Right of way granted to New York State Electric & Gas Company, recorded in Liber 11, 1929 in Tompkins County Clerk's Office in Liber 28 of Deeds of Tompkins County, New York, dated August 14, 2007.
- 12) Easement Granted in New York State Electric & Gas Company, recorded in Liber 11, 1929 in Tompkins County Clerk's Office in Liber 28 of Deeds of Tompkins County, New York, dated August 14, 2007.

MAD AND SURVEY PREPARED BY
PAUL B. KOERTS
PROFESSIONAL LAND SURVEYOR
TEL. NO. - 607-656-9518
FAX NO. - 607-656-9333
P.O. BOX 432, WOODCHURCH ROAD
GREENE, NEW YORK 13718-0432



GENERAL NOTES

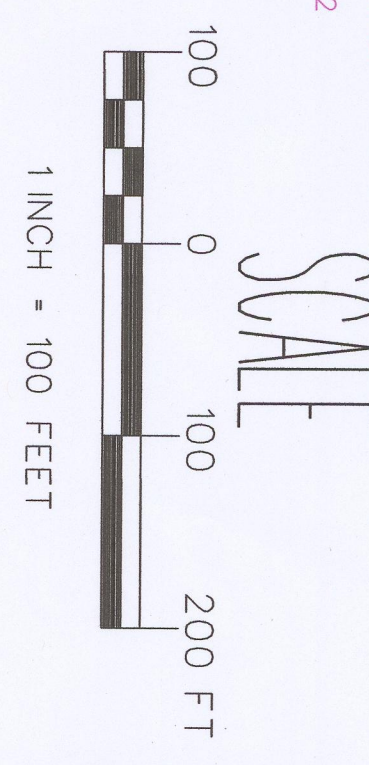
- 1) All bearings and distances are based on the survey as shown on the map.
- 2) The survey was conducted in accordance with the provisions of the Surveying Law of the State of New York.
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- 10) The survey was conducted in accordance with the provisions of the Surveying Law of the State of New York.

CERTIFICATION OF THIS SURVEY SHALL RUN TO:

REVISIONS	DATE	DESCRIPTION
1	REVISED - JUNE 19, 2017	REVISED - JUNE 19, 2017

APPROVED BY: *[Signature]* DATE: *[Date]*

YORK OF DRYDEN PLANNING BOARD CHAIRMAN



SUBDIVISION PLAT
BLUEBIRD SUBDIVISION
LAKE ROAD
TOWN OF DRYDEN
STATE OF NEW YORK
TAX MAP NO. - 49, 00-1-30-2
MAP DATE: APRIL 18, 2017
MAP NO. 13197-1
DEED REFERENCE
INSTRUMENT NO. 48553-300